

MINUTE ITEM

This Calendar Item No. C09  
was approved as Minute Item  
No. 9 by the State Lands  
Commission by a vote of 3  
to 0 at its 08/30/89  
meeting.

CALENDAR ITEM:  
C09

A 36

08/30/89

PRC 5892

S 18

PRC 5930

N. Smith

AMEND LEASE PRC 5892 GENERAL PERMIT - PUBLIC AGENCY USE  
AND APPROVE SUBLEASE OF PRC 5930

LESSEE PRC 5892: Ventura Port District  
1603 Anchors Way Drive  
Ventura, California 93001

LESSEE PRC 5930: City of San Buenaventura  
501 Poli Street  
Ventura, California 93002-0099

BACKGROUND INFORMATION:

The Ventura Port District proposes to construct a new parking facility to serve the increasing number of visitors to the public beach areas. Portions of the lands required for such construction are within lands that are currently under lease to the Port District and the City of San Buenaventura. This transaction involves the amendment to lease PRC 5892 to allow the parking facility use and the sublease of PRC 5930 between the City of San Buenaventura and the Ventura Port District.

CONSIDERATION: The public use and benefit; with the State reserving the right at any time to set a monetary rental if the Commission finds such action to be in the State's best interest.

BASIS FOR CONSIDERATION:  
Pursuant to 2 Cal. Code Regs. 2003.

CALENDAR ITEM NO. C 09 (CONT'D)

PREREQUISITE CONDITIONS, FEES AND EXPENSES:

Filing fee and processing costs have been received.

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.

B. Cal. Code Regs.: Title 2, Div. 3;  
Title 14, Div. 6.

AB 884: N/A.

OTHER PERTINENT INFORMATION:

1. This item would amend Ventura Port District, lease PRC 5892, to include the construction, maintenance and operation of 163± parking spaces, a restroom and associated improvements.
2. City of San Buenaventura, lease PRC 5930, has agreed to sublease to the Ventura Port District a portion of leased lands for the proposed project.
3. The annual rental values for the proposed parking lot is estimated to be \$61,704 for this type of lease.
4. A Negative Declaration was prepared and adopted for this project by the Port of Ventura. The State Lands Commission's staff has reviewed such document.
5. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. project, as proposed, is consistent with its use classification.

EXHIBITS:

- A-1 Land Description, PRC 5892.  
A-2 Land Description, PRC 5930.  
B. Location Map.

CALENDAR ITEM NO. C 09 (CONT'D)

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT A NEGATIVE DECLARATION WAS PREPARED AND ADOPTED FOR THIS PROJECT BY THE VENTURA PORT DISTRICT AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.
2. DETERMINE THAT THE PROJECT, AS APPROVED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
3. APPROVE AMENDMENT TO LEASE PRC 5892, VENTURA PORT DISTRICT, FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF PARKING FACILITY AND ASSOCIATED IMPROVEMENTS , EFFECTIVE JULY 1, 1989.
4. APPROVE, BY ENDORSEMENT, A SUBLEASE TO LEASE PRC 5930 SUBSTANTIALLY IN THE FORM AS IS ON FILE IN THE PRINCIPLE OFFICE OF THE COMMISSION BETWEEN THE CITY OF SAN BUENAVENTURA AND THE VENTURA PORT DISTRICT.
5. ALL OTHER TERMS AND CONDITIONS OF BOTH LEASES SHALL REMAIN IN FULL FORCE AND EFFECT.

EXHIBIT "A-1"

PRC 5892

LAND DESCRIPTION

Being a portion of Subdivision No. 7 of the west one-half of Rancho San Miguel in the City of San Buenaventura, County of Ventura, State of California per map recorded in Book 5, page 42, of Miscellaneous Records, in the Office of the County Recorder of said County, described as follows:

BEGINNING at the southerly terminus of that certain westerly line of Parcel 1 per map recorded in Book 17, page 4 of parcel maps, records of said county, described as North 10° 41' 30" West, 4132.22 feet on said parcel map; thence along said westerly line North 10° 41' 30" West, 2542.26 feet; thence leaving said westerly line South 84° 15' 36" East, 259.97 feet to a point in a curve concave northeasterly having a radius of 60.00 feet, a radial to said point bears North 84° 15' 36" West, thence southerly 77.97 feet along said curve through a central angle of 74° 27' 30" to the beginning of a reversing curve concave southwesterly having a radius of 40.00 feet, a radial bears South 21° 16' 54" West, thence southeasterly 41.89 feet along said curve through a central angle of 60° 00' 00"; thence radially to said curve South 81° 16' 54" West 80.00 feet; thence South 8° 43' 06" East, 815.00 feet; thence North 81° 16' 54" East, 80.00 feet; thence South 8° 43' 06" East, 1233.37 feet to the beginning of a curve concave westerly having a radius of 415.00 feet, thence southerly 172.93 feet along said curve through a central angle of 23° 52' 28"; thence along a tangent line South 15° 09' 22" West 100.00 feet to the beginning of a tangent curve concave easterly having a radius of 485.00 feet, thence Southerly 116.91 feet through a central angle of 13° 48' 39" to a non-tangent line, a radial bears North 88° 39' 17" West; thence North 74° 56' 20" West 111.76 feet to the point of beginning.

TOGETHER WITH all those lands waterward of the westerly boundary of the above described parcel laying between said boundary and the ordinary high water mark of the Pacific Ocean and being bounded on the north and south by the extensions of parcels' north and south boundaries to said mark, said extension being drawn normal to the shore.

END OF DESCRIPTION

REVIEWED JUNE 30, 1989 BY BIU 1.

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EXHIBIT "A-2"

PRC 5930

LAND DESCRIPTION

That portion of subdivision No. 7, West one-half of Rancho San Miguel as per map recorded in Book 5, page 42 of Miscellaneous Records, in the Office of the County Recorder of Ventura County, State of California, more particularly described as follows:

BEGINNING at the intersection of the mean high tide line of the Pacific Ocean with the westerly prolongation of the southerly line of that land described in the Deed to A. L. Hobson, et al, dated June 12, 1912, recorded in Book 133, Page 270 of Deeds in the Office of said Recorder; thence, easterly along said prolongation

1st: South  $76^{\circ}$  East to the most southwesterly corner of that parcel as per map recorded in Book 28, page 3 of the Record of Surveys in the office of said County Recorder, said corner also being Corner No. 1 of said recorded map; thence, easterly along the following 6 courses as per map recorded in Book 13, page 36 of Parcel Maps in the Office of said County Recorder.

2nd: South  $74^{\circ} 56' 20''$  East, 99.92 feet to a point, said point also lying on the westerly right-of-way line of Spinnaker Drive as per said recorded Parcel Map; thence'

3rd: South  $10^{\circ} 41' 30''$  East, 106.28 feet to a point, said point being the beginning of a tangent curve, concave northeasterly, having a radius of 485.00 feet; thence,

4th: Easterly along said curve through a central angle of  $64^{\circ} 14' 50''$ , with an arc distance of 543.84 feet; thence, tangentially

5th: South  $74^{\circ} 56' 20''$  East, 601.75 feet to a point, said point being the beginning of a tangent curve, concave northwesterly, having a radius of 485.00 feet; thence,

6th: Easterly along said curve through a central angle of  $76^{\circ} 17' 02''$ , with an arc distance of 645.73 feet to a point, said point also lying on the most southerly line of the Ventura Port District as per map recorded in Book 28, page 3 of the Record of Surveys in the office of said County Recorder; thence, along said line

7th: South  $74^{\circ} 56' 20''$  East, 114.85 feet to a point, said point being Corner No. 31 of said recorded Record of Surveys; thence,

8th: South  $74^{\circ} 56' 20''$  East, 541.99 feet to a point, said point also being the most southerly corner of said land of A.L. Hobson; thence, along the easterly line of said land

9th: North  $16^{\circ} 47'$  East 1017.69 feet to the northwesterly corner of land as per Deed recorded in Book 362, page 15 of Official Records in the office of said County Recorder; thence, along the northerly line of said land

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10th: South 89° 35' 30" East 304.97 feet to the westerly right-of-way line of Harbor Boulevard, 120 feet wide, as described in Parcel "A" in the Deed to Ventura County, recorded September 21, 1955 as Document No. 39411 in Book 1337, page 499 of Official Records in said County Recorder's Office; thence, along said westerly line

11th: South 2° 05' 30" East 1532.8 feet, more or less, to the northerly line of that certain strip of land, 200 feet wide, described as Parcel "B" in the Deed to Ventura County, recorded September 21, 1955 as Document no. 39411 in Book 1337, page 499 of Official Records in said County Recorder's Office; thence, along said northerly line

12th: South 87° 54' 30" West 40.00 feet to the northwesterly corner of said Parcel; thence, along the westerly line of said Parcel

13th: South 2° 05' 30" East 548.5 feet more or less, to the southerly line of said Subdivision; thence, along said southerly line

14th: South 87° 00' West to said Mean High Tide Line; thence

15th: Northerly along said Mean High Tide Line, to the point of beginning.

**END OF DESCRIPTION**

**REVIEWED JUNE 30, 1989 BY BIU 1.**

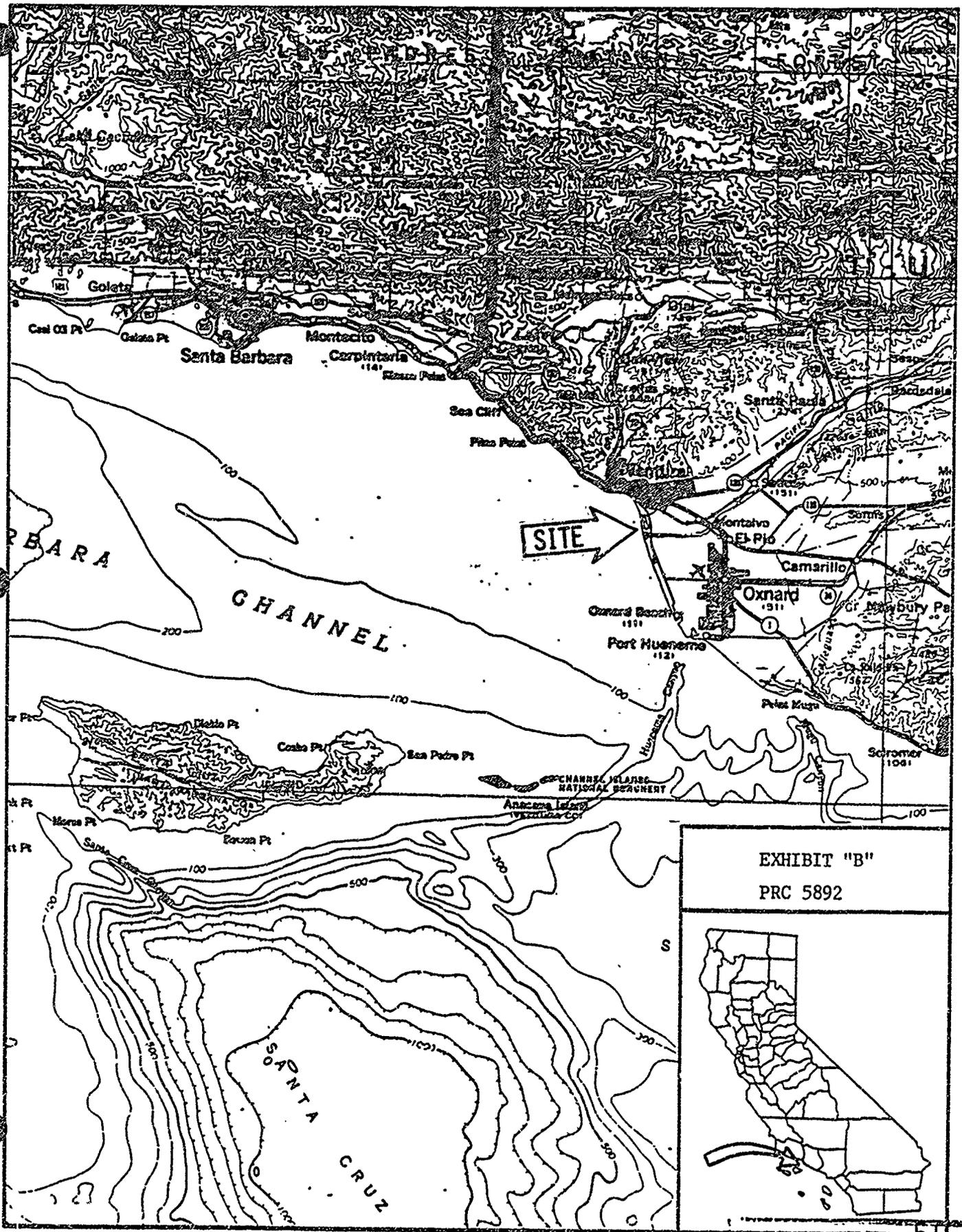


EXHIBIT "B"  
 PRC 5892



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